



89 acres/36.01 hectares

183-A access west

Utilities

Greenfield

Leander Smart Code, Planned Unit
Development (PUD) Overlay

Mr. Robert Higginbotham
4800 Greystone
Austin TX 78731
(512) 836-9654 phone
(512) 836-7234 facs
capitol@austin.rr.com or
Ms. Belinn Higginbotham
(512) 422-8900 mobile



Property				
Total Acreage: 89 acres/36 hectares		Map: MAPSCO Austin 2006 Street Guide, pgs. 312, Sec. U, V		
Location				
City: Leander		County: Williamson		
Address/Directions: 9880 183-A, Leander TX 78641 (area immediately east of 183-A along the North Fork of Brushy Creek, one-quarter mile west of CR 270 and one-quarter mile north of the "L" curve on CR 269)				
Within City Limits: Yes		Distance from City Limits: Not Applicable		
Distance to US Highways: Immediately east		Type of Zoning: Leander Smart Code, Planned Unit Development (PUD) Overlay		
Distance to Interstate Highways: 11 miles/17.7 km				
General Site Information				
Previous Use of Site: Farm Land		General Condition: Excellent		Dimensions: 2,945 x 2,370 feet/898 x 722 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes				Shrink/Swell Capacity: Moderate to very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete
Adjoining Acreage Available: Yes		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Road Distance to Rail: 3,500 feet/1,067 meters		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail		
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: Topography and accessibility are attributes of this property along with a house, barns and water well		
Fenced: Yes		Landscaped: No		
Located within an Industrial Park: No		Type of Business: Commercial, Retail and Residential		
Deed Restriction(s): Yes		Covenants: Yes		
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 4 & 12 inch/10.2 & 30.5 cm one-quarter mile (402 m) southeast & one-half mile (805 m) west Pressure: 65 psi/448.2 kilopascal		Sewer - Size of Nearest Line: 21 inch/53.3 cm .25 miles (402 meters) west
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328	Email: Trista.fugate@peci.com	
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm Poly II	Pressure: Intermediate Pressure located 1.5 miles/2.4 km west of property at West South Street		
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com	
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807	Email: clawsondisp@earthlink.net	
Sales Information				
Contact: Robert F. Higginbotham or Ms. Belinn Higginbotham	Phone: (512) 836-9654 or (512) 422-8900	Facs: (512) 836-7234	Email: capitol@austin.rr.com	Web Site: Not Applicable
Sales Price: Negotiable		Lease Price: Not Applicable		
Comments: Access to 183-A and topography are the strengths of this property. Hill country with mature oaks and gentle slope.				

